



## 413 3 Street Strathmore Alberta

\$484,900

This unique property in the heart of Strathmore sits on a generous rectangular lot, offering a blend of residential and income-generating potential. The main house is a charming bungalow featuring an open-concept layout with a spacious kitchen and living room, three bright bedrooms, and a well-appointed 4-piece bathroom on the main level. The lower level has been converted into an illegal rental suite, complete with two bedrooms, a cozy living area, a compact kitchen, and a 3-piece bathroom. Attached on the north side of the property, a separate addition was once used as an office. With its own entrance, this space offers versatility and could easily be repurposed as a home office or studio. Attached to this area is a double garage, providing ample parking and storage. Above the office and garage, an additional illegal rental suite awaits. This suite boasts a large bedroom, a spacious family room, a full kitchen, a 4-piece bathroom, and a laundry room, making it a self-contained unit ideal for rental or extended family living. This property offers endless possibilities for both personal use and possible rental income. (id:6769)

Bedroom 12.00 Ft x 11.00 Ft  
Bedroom 13.08 Ft x 12.92 Ft  
Family room 20.00 Ft x 15.42 Ft  
Kitchen 12.42 Ft x 9.17 Ft  
Laundry room 5.92 Ft x 5.00 Ft  
4pc Bathroom 8.17 Ft x 7.92 Ft  
Bedroom 11.75 Ft x 10.00 Ft  
Bedroom 11.25 Ft x 11.75 Ft  
Kitchen 11.83 Ft x 8.75 Ft  
Living room 15.50 Ft x 11.67 Ft

Furnace 15.67 Ft x 11.83 Ft  
3pc Bathroom 7.92 Ft x 6.42 Ft  
Living room 18.25 Ft x 13.17 Ft  
Dining room 11.08 Ft x 6.75 Ft  
Kitchen 16.50 Ft x 11.58 Ft  
Primary Bedroom 13.25 Ft x 12.25 Ft  
Bedroom 13.25 Ft x 10.33 Ft  
Bedroom 11.50 Ft x 9.67 Ft  
Laundry room 13.17 Ft x 12.08 Ft

Listing Presented By:



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